

**Tega Cay Economic Development Commission (TCEDC)
City Hall
Monday, March 26, 2018**

MINUTES

PRESENT: Mike Boening, Auvis Cole, Bryan Fair, Dan Mace, Don Masters, Tim Rooney, John Sherwood, Jim Stalford and Jerry Church

Council Liaison/Staff Liaison: Heather Overman/Charlie Funderburk

CALL TO ORDER: Charlie Funderburk called the meeting to order at 6:40pm

Nominations and Election of Officers:

Auvis Cole nominated Jim Stalford as Chair. Jerry Church seconded the motion. Motion carried unanimously.

Dan Mace nominated Jerry Church as Vice Chair. John Sherwood seconded the motion. Motion carried unanimously.

Auvis Cole nominated himself to serve as Secretary. Jim Stalford seconded the motion. Motion carried unanimously.

GENERAL DISCUSSION:

Charlie Funderburk shared with TCEDC information on Impact fees in reference to the city hiring a consultant. This is the same consultant that York County currently uses. These fees could go into effect as early as August 1, 2018. Examples of what Impact Fees could pay for were. Charlie also discussed about the open sections of land next to and adjacent to the Walmart. Retail spaces and smaller strip malls look to be the current direction for those areas.

Charlie also mentions the Game On development and it being a central component to a downtown destination and a new theme for the city. The Townhouse will be Phase 1 of the Game On project and looks to break ground in approximately 3 months (June/July 2018). The actual Sports complex is slated for a ground breaking in middle of 2019 and the rest of that land should be closed by April of 2018.

Charlie updated TCEDC on Hubert Graham and the future developments on either side of the parkway. There are some entities that have called about some of that property, but as of now it is just exploratory, however some of that property is really not feasible for development. There is also 8 acres around Dixie Pig for sale and the city still has other land that still can be developed.

Charlie also stated that the connection to Zoar Rd. may be done in about 4-5 years and will be done by Pennies for Progress.

Charlie, John Sherwood and Heather Overman all stated that there are concerns over High business license fees and the process in itself is very cumbersome and is seen as a deterrent. Heather also mentions that the Strategic Planning Session for the city will begin in June. Charlie will also email TCEDC the "Benefits of Annexation" document Susan Britt created

Jim Stalford asked the question, “What do we focus on?” and what does the city council want. Charlie answered with the city wants a diversified tax base, affordable housing and to ensure our residential community remains stable, which is a strong suit for the city.

Jim also asked what is the best type of business for the city? Charlie mentions Hotels and restaurants since they offer up H-Tax, A-Tax and Property Tax.

Auvis Cole mentions the idea of building a small hotel attachment to the Glennon Center and could be seen as a meetings and event destination like Ballantyne. Charlie mentions because of the tax free bonds used to purchase the golf course and build the Glennon Center nothing like that could be considered until after the bonds are paid off in 2030. However, with the 150 room proposed hotel as a part of the Game On facility that could be our new center.

Don Masters we need to look at how we highlight our natural resources and the beauty of Tega Cay. Thinks something like Survey Monkey would be a great medium to use in regards to getting feedback from current business owners in Tega Cay.

Mike Boening was just curious about the signing heading to Nevins Landing and just wanted to be sure it was publicized enough. It’s something that was discussed by all as a very popular place to launch boats since there are very few public access off of the Lake. Mike also wants to know what is a good business to attract? Are there certain ones the city prefers and that the TCEDC should go after?

Jerry Church brings forth and discusses the City’s comprehensive plan and its mission. And Jerry also believes a new S.W.O.T. analysis is a must. The Generation of jobs and new developments could also be the focus of the TCEDC.

ACTION ITEMS:

Charlie will provide a list of all the brick and mortar businesses to the TCEDC so that the group can devise a questionnaire to go out and speak to business owners to get their feedback.

Charlie will enlist city staff to assist TCEDC to develop this survey via Survey Monkey.

TCEDC will assist and lead the charge in trying to bring in the businesses into the City and getting them out of the “Donut Hole”, WHAT WILL MAKE THEM WANT TO PAY CITY TAXES? WHAT’S IN IT FOR THEM?

Dan Mace would like to see each member do its own S.W.O.T. analysis to bring to the next meeting. Dan also mentions, How do we keep the people here to experience our attractions?

ADJOURNMENT: The meeting was adjourned at 8:11pm

NEXT MEETING: April 30th, 2018

A handwritten signature in black ink, appearing to be 'Dan Mace', written in a cursive style.